

073.0

0001

0009.A

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

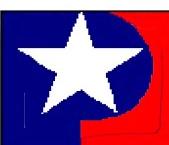
859,900 / 859,900

USE VALUE:

859,900 / 859,900

ASSESSED:

859,900 / 859,900

**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
69		RIDGE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: PATEL ASHVINKUMAR M--ETAL

Owner 2: PATEL DHARMISHTA

Owner 3:

Street 1: 69 RIDGE STREET

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1:

Owner 2:

Street 1:

Twn/City:

St/Prov: Cntry

Postal:

NARRATIVE DESCRIPTION

This parcel contains .265 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1949, having primarily Vinyl Exterior and 2240 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	3	Below Stree
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		11538	Sq. Ft.	Site		0	70.	0.66	12										536,302						536,300	

IN PROCESS APPRAISAL SUMMARY

Use Code								Land Size		Building Value		Yard Items		Land Value		Total Value		Legal Description				User Acct	
101								11538.000		323,600				536,300		859,900							
Total Card								0.265		323,600				536,300		859,900		Entered Lot Size					
Total Parcel								0.265		323,600				536,300		859,900		Total Land:					
Source: Market Adj Cost										Total Value per SQ unit /Card:		383.88		/Parcel: 383.88				Land Unit Type:					

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	323,600	0	11,538.	536,300	859,900		Year end	12/23/2021
2021	101	FV	313,300	0	11,538.	536,300	849,600		Year End Roll	12/10/2020
2020	101	FV	313,300	0	11,538.	536,300	849,600		849,600 Year End Roll	12/18/2019
2019	101	FV	247,000	0	11,538.	498,000	745,000	745,000 Year End Roll		1/3/2019
2018	101	FV	247,000	0	11,538.	498,000	745,000	745,000 Year End Roll		12/20/2017
2017	101	FV	247,000	0	11,538.	436,700	683,700	683,700 Year End Roll		1/3/2017
2016	101	FV	247,000	0	11,538.	398,400	645,400	645,400 Year End		1/4/2016
2015	101	FV	240,700	0	11,538.	352,400	593,100	593,100 Year End Roll		12/11/2014

Parcel ID 073.0-0001-0009.A

!6123!

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	16079-581		3/1/1985		168,500	No	No	Y	

PAT ACCT.

6123

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/4/2014	949	Re-Roof	12,000	8/4/2014	G8	GR FY08	Strip and re-roof.	

ACTIVITY INFORMATION

Date	Result	By	Name
10/9/2018	MEAS&NOTICE	BS	Barbara S
4/9/2009	Measured	189	PATRIOT
11/20/1999	Inspected	264	PATRIOT
11/3/1999	Mailer Sent		
10/13/1999	Measured	243	PATRIOT
7/31/1993		RV	

Sign:

VERIFICATION OF VISIT NOT DATA

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